

TEXAS AVENUE CORRIDOR STUDY  
PROPERTY INVENTORY SURVEY FORM

Property ID: R34010

Property Information

property address: 712 ENFIELD

legal description: NORTH GARDEN ACRES, BLOCK 3, LOT 17 & 18 (PTS OF)

owner name/address: BRUNK, DELNA MAE (LIFE ESTATE)

% SUTTON, WOODIE JIM

3922 WINSTON DR

DENTON, TX 76210-8804

full business name:

land use category: single family residential

type of business:

current zoning: RD-5

occupancy status: occupied

lot area (square feet): 13,475

frontage along Texas Avenue (feet): n/a

lot depth (feet): 64.27

sq. footage of building: 1,857

property conforms to: ☒ min. lot area standards ☐ min. lot depth standards ☒ min. lot width standards

lot width: 166.33

Improvements

# of buildings: 1 building height (feet): 12 # of stories: 1

type of buildings (specify): 5-wood

building/site condition: 5 - well maintained home & landscaping

buildings conform to minimum building setbacks: ☒ yes ☐ no (if no, specify)

approximate construction date: 1952

accessible to the public: ☐ yes ☒ no

possible historic resource: ☐ yes ☒ no

sidewalks along Texas Avenue: ☐ yes ☒ no

other improvements: ☐ yes ☒ no (specify)

(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☐ yes ☒ no

☐ dilapidated ☐ abandoned ☐ in-use

# of signs: type/material of sign:

overall condition (specify):

removal of any dilapidated signs suggested? ☐ yes ☐ no (specify)

Off-street Parking

improved: ☐ yes ☒ no parking spaces striped: ☐ yes ☒ no

# of available off-street spaces: 2

lot type: ☐ asphalt ☐ concrete ☒ other gravel

space sizes:

sufficient off-street parking for existing land use: ☒ yes ☐ no

overall condition: good - well maintained gravel

end islands or bay dividers: ☐ yes ☒ no

landscaped islands: ☐ yes ☒ no

**Curb Cuts on Texas Avenue** *N/A*

how many: \_\_\_\_\_ curb types: ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no

if yes, which ones: \_\_\_\_\_

meet adjacent separation requirements: ☐ yes ☐ no meet opposite separation requirements: ☐ yes ☐ no

**Landscaping**

☒ yes ☐ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no

comments: *well maintained*

**Outside Storage**

☐ yes ☒ no (specify) \_\_\_\_\_  
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☒ no are dumpsters enclosed: ☐ yes ☒ no

**Miscellaneous**

is the property adjoined by a residential use or a residential zoning district?

☒ yes ☐ no (circle one)

residential use

residential zoning district

is the property developable when required buffers are observed? ☒ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☒ yes ☐ no

**Other Comments:**

---

---

---

---

---

---

---

---

---

---